

Proposed Fairwood Annexation

Washington State Boundary Review
Board for King County

Public Hearing

March 22, 2010

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City of
Renton

Community & Economic Development

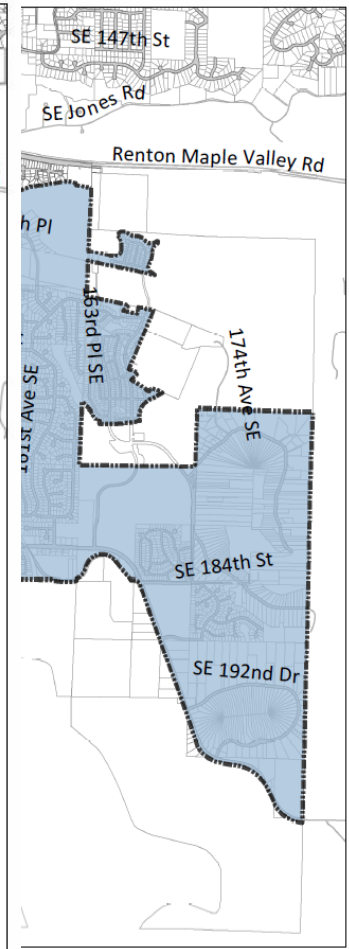
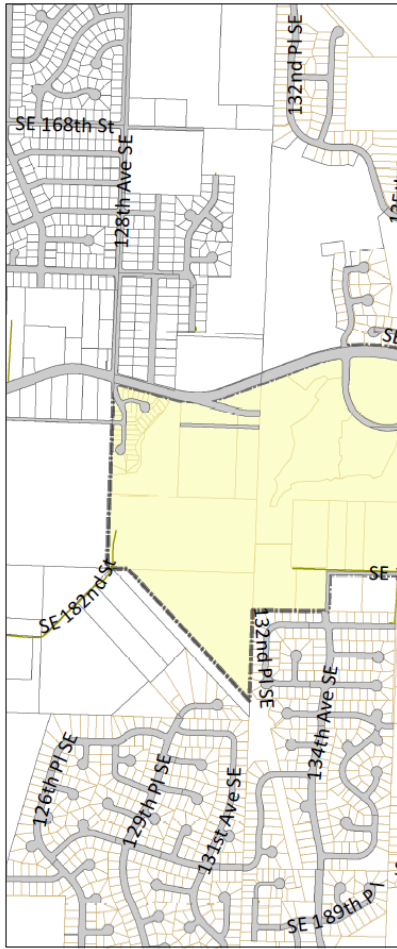


Background

- **December 2007, Renton received 10% Notice of Intent for Red Mill using 60% assessed value method annexation.**
 - 60% petition was certified November 2008.
- **October 2008, Renton received 10% Notice of Intent petition calling for an annexation election for Fairwood; petition certified December 2008.**
- **Renton held both annexations in abeyance pending the outcome of the Fairwood Incorporation election.**

Background

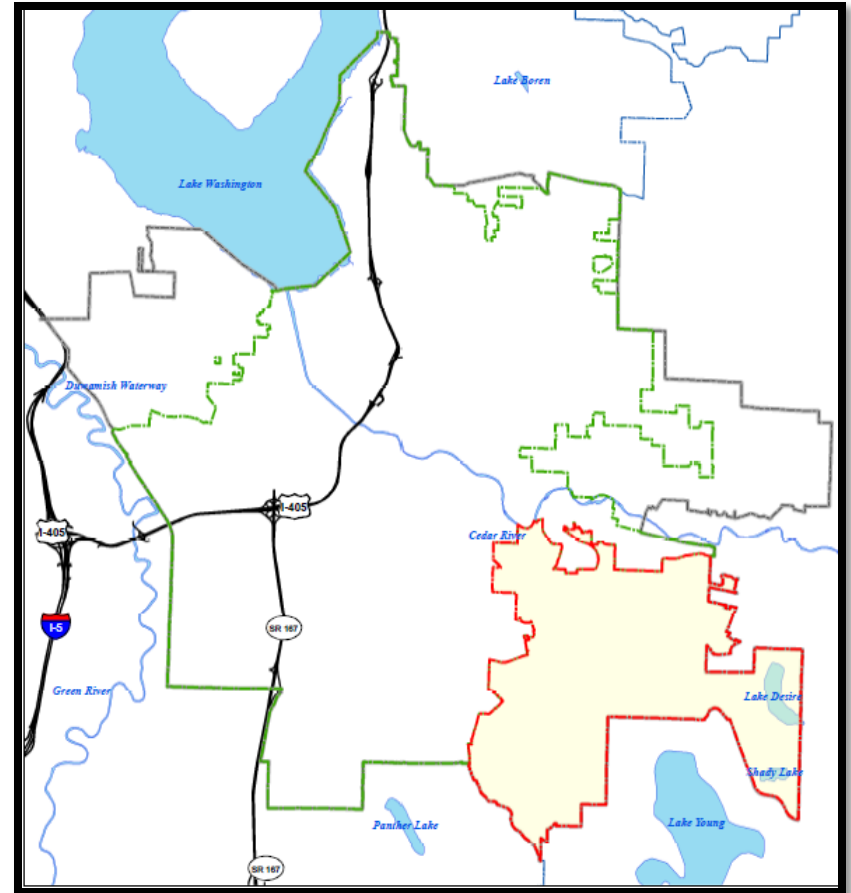
- **Following the November 2009 decision not to incorporate, Renton City Council adopted a resolution calling for an annexation election in November 2010.**
 - **This action consolidated the annexation areas (Fairwood and Red Mill) as one annexation to be decided by the voters.**



Existing Conditions

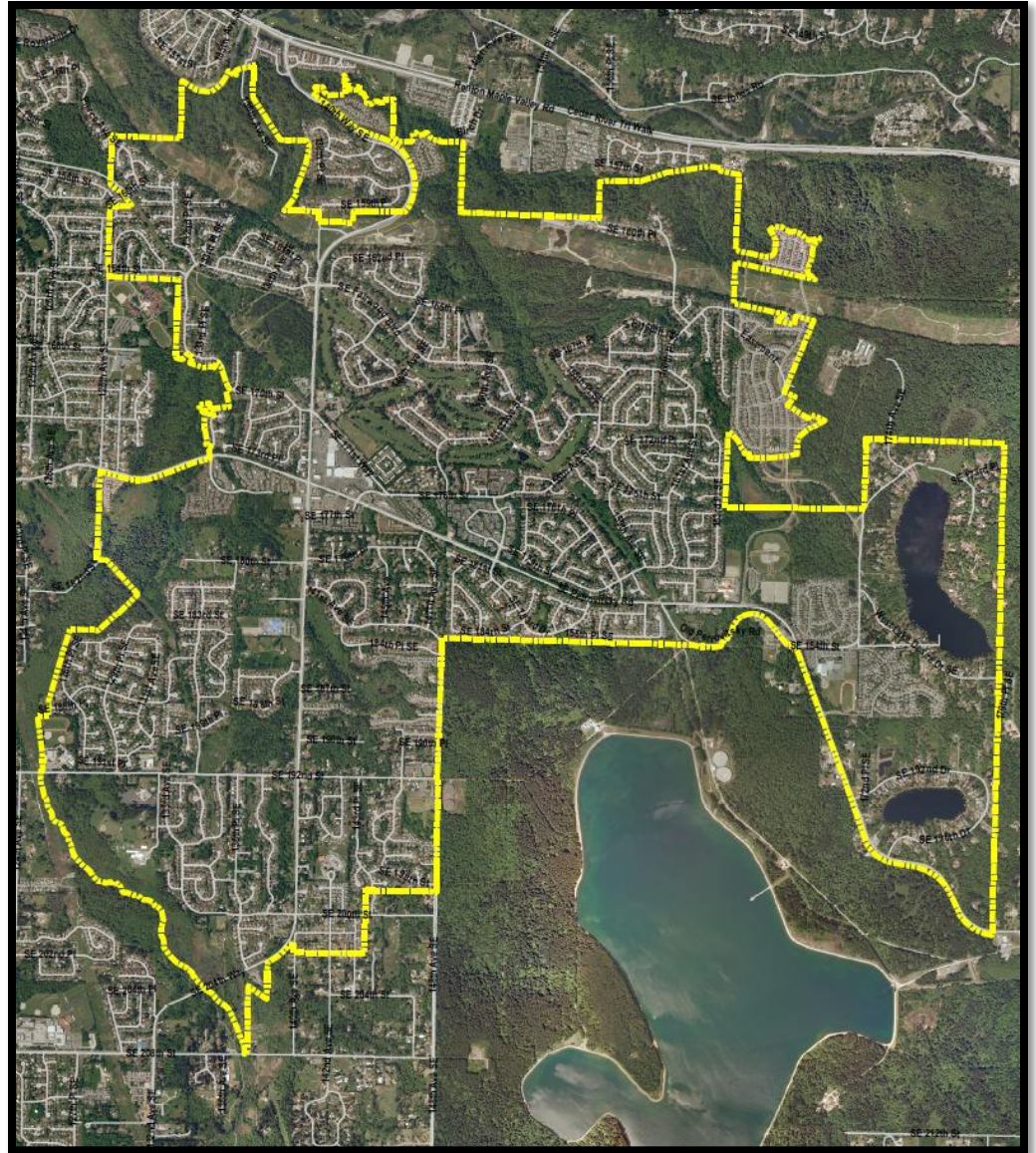
Fairwood Area

- **Location**
 - Southeast of Renton City limits
- **Boundaries**
 - Urban Growth Boundary
 - Renton City Limits
 - Kent PAA (soon to be Kent City limits)
- **Existing uses**
 - Single family, multi-family, commercial, recreation



Fairwood Area

- **Size**
 - 6.2 sq mi
- **Population**
 - 27,700
- **Roadway**
 - 86 lineal miles
- **Parks**
 - est. 268 acres

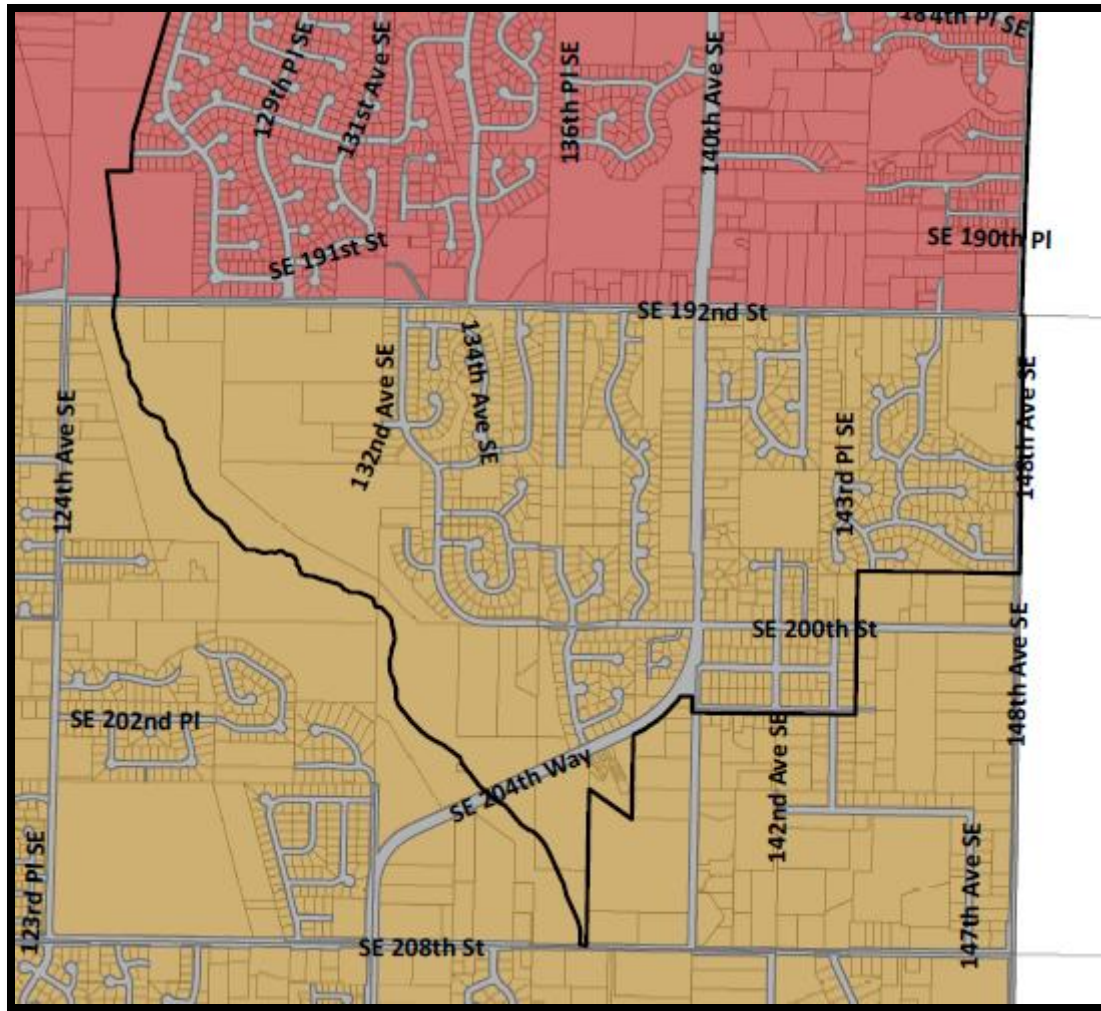


- **Schools**
- **Utilities**
- **Library**
 - **King County Library System**



Fire District #37

- Discussions ongoing with FD #37 about joint service agreement



 Fire District #37

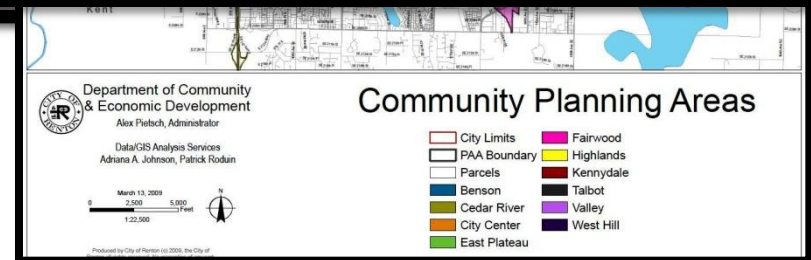
 Fire District #40

 Fairwood Annexation Boundary



Renton Public Services

- Police
- Parks and Recreation
- Neighborhood Program
- Planning and Land Use
- Road Maintenance
- Economic Development



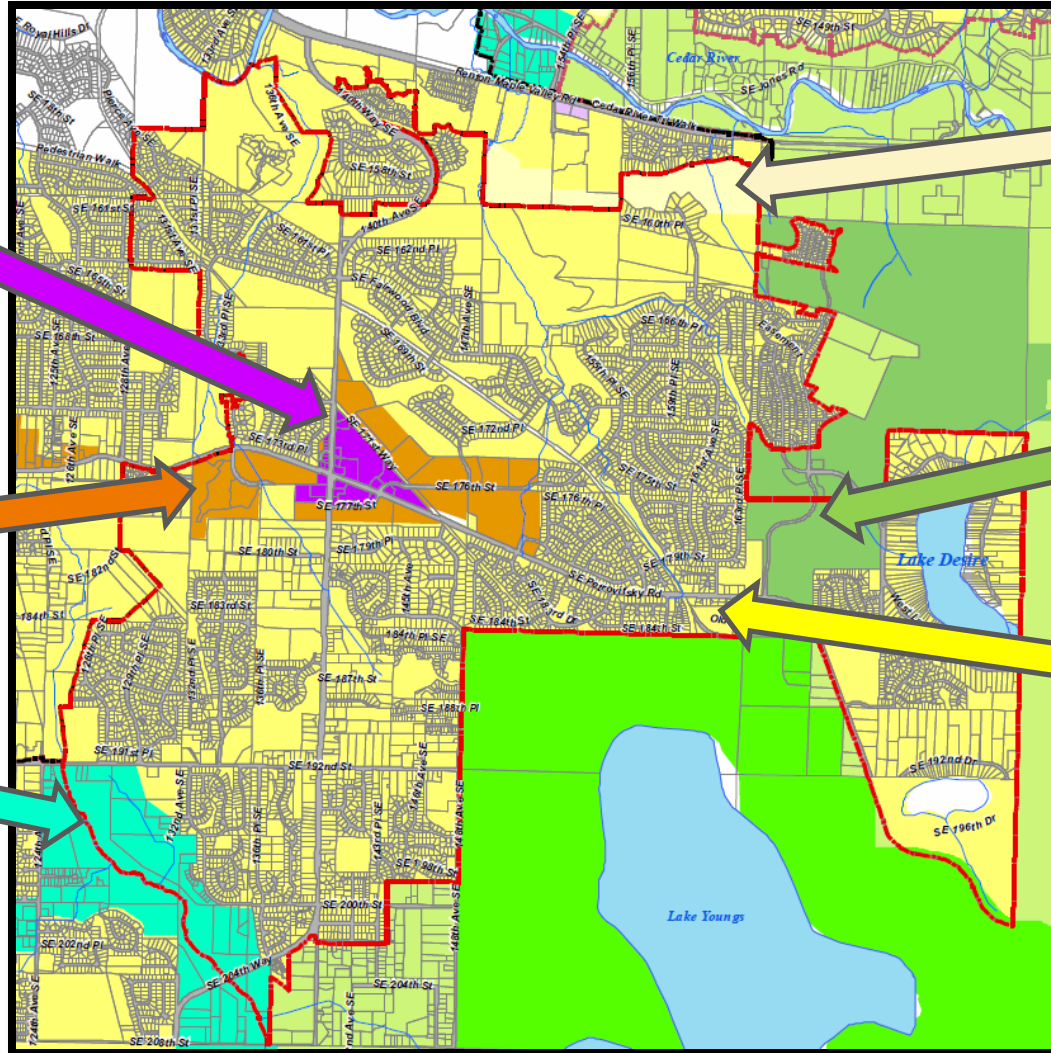
County Comprehensive Plan Land Use Designations

**Community
Business
Center
(Office & CB)**

**Urban
Residential
High
(R-18 & R-24)**

**Greenbelt/
Urban
Separator
(R-1)**

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**Urban
Residential Low
(R-1)**

**Open Space/
Recreation
(R-6)**

**Urban
Residential
Medium
(R-4 & R-6)**



Renton Comprehensive Plan Land Use Designations

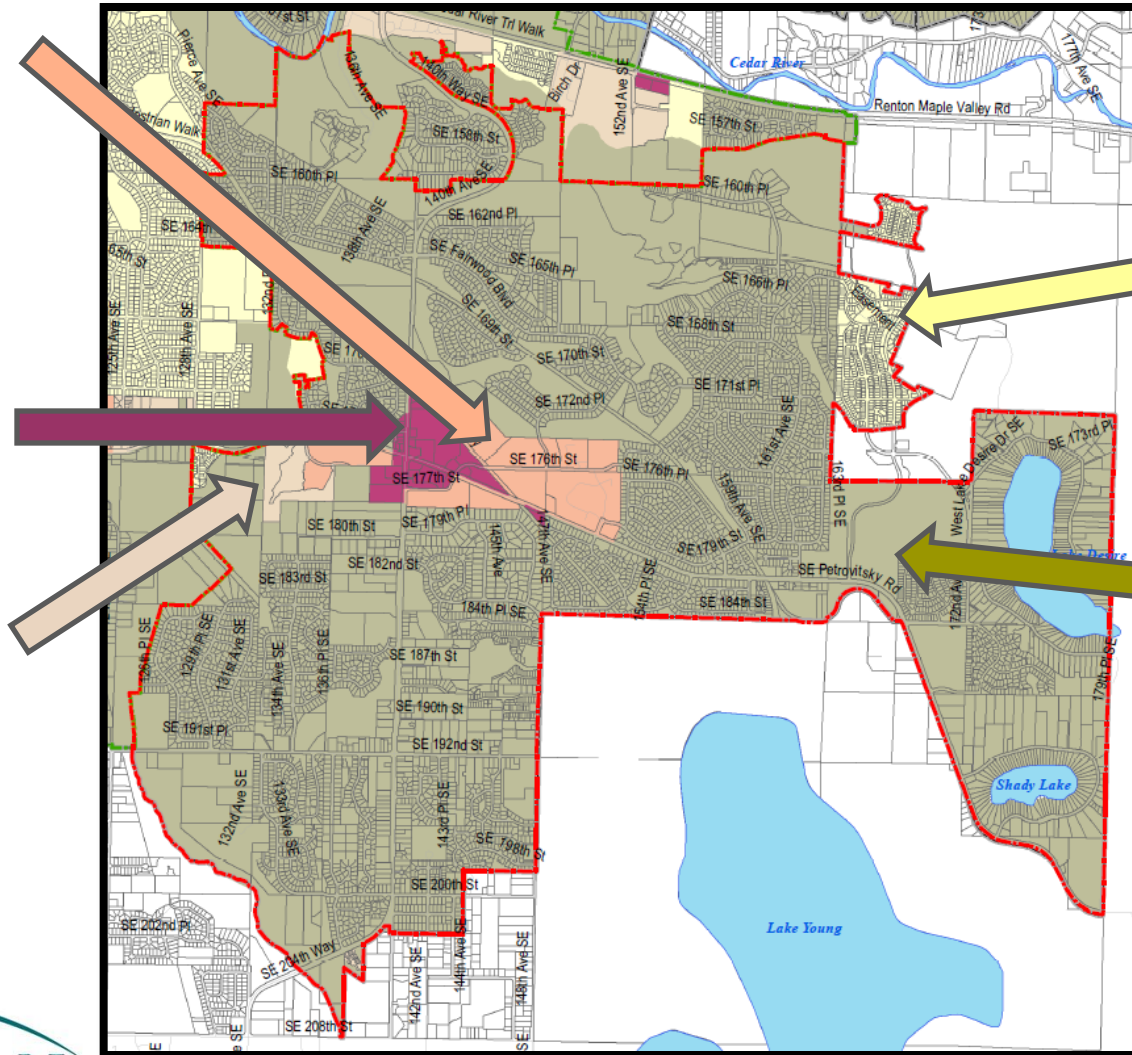
**Residential
Multi-Family
(20 du/ac)**

**Commercial
Corridor
(CA)**

**Residential
Medium
Density
(R-10 or R-14)**

**Residential
Single
Family
(R-8)**

**Residential
Low
Density
(RC, R-1, or
R-4)**



Countywide Planning Policies

Policy LU-26 (d)

- *Growth areas established based on, lands . . . characterized by urban development which can be efficiently and cost effectively served by . . . urban governmental services.*
- The area is inside the Growth Boundary and is characterized by urban style development. The City has indicated it can efficiently serve the area.

Policy LU-31

- *In collaboration with adjacent counties and cities and King County . . . designate a potential annexation area in the city's comprehensive plan.*
- In 1996, Renton and Kent collaborated in the setting of the boundary as it exists.

Policy LU-32

- ***A city may annex territory only within its designated potential annexation area . . . annexations (shall be phased) to coincide with the ability for the city to coordinate the provision urban services.***
- **The subject annexation is already urbanized and within Renton's PAA. Annexation facilitates provision of a full range of urban services.**

Policy LU-34

- ***Unincorporated areas that are already urbanized and within a city's potential annexation area are encouraged to annex to that city in order to receive urban services.***
- **The area is urbanized and is within Renton's PAA. Renton is prepared to provide urban services to the area.**

Boundary Review Board Objectives

BRB Objectives

1. Preservation of natural neighborhoods and communities.

- Neighborhoods are preserved in this adopted PAA. The annexation would bring in an entire PAA at one time, rather than incrementally.

2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours.

- Boundary uses Growth Boundary, City limits of Renton and Kent.

BRB Objectives

3. Creation and preservation of logical service areas.

- School district boundaries do not change.
- Sewer and water purveyors do not change.
- Police and Fire services would be taken over by Renton.

4. Prevention of abnormally irregular boundaries.

- The boundary is regular as it is the entire PAA.

BRB Objectives

5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas.

- Not applicable

6. Dissolution of inactive special purpose districts.

- Not applicable

BRB Objectives

7. Adjustment of impractical boundaries

- **Annexation is of entire PAA, a practical boundary.**

8. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character.

- **Area is within the Urban Growth Boundary and is therefore urban in character.**

BRB Objectives

- 9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority.**
- Not applicable

Fiscal Analysis

Assumptions

- **Provide services at the same Level of Service as existing Renton.**
- **Capital needs to meet Renton standards.**
- **Annexation would qualify for and use the .1% sales tax and use tax rebate.**
 - **Can only be used for cost-revenue “gap”**

2009 Fiscal Analysis

Services

- Fire/EMS: Fire District 40 contract ends (\$4.3M loss); current services continue; assets transfer
- Police: Redistrict patrol areas for 3 to serve Fairwood
- Streets: Maintain 150 additional street lane miles
- *Sales tax credit would be requested for cost-revenue gap
- Equipment costs (one-time): **\$3.9M**
- Annual capital (parks, surface water, streets): **\$4.1M** (no sales tax credit)

City General Fund

<u>2012 Costs</u>	<u>2012 Revenues</u>
\$11.4M	\$11.2 + \$2.3M

Net Operating Cost
+\$2.2M*

Enterprise Funds

<u>2012 Costs</u>	<u>2012 Revenues</u>
\$1.1M	\$0.8M

Net Enterprise Cost
(\$337,000)

Conclusion

- **Proposed Fairwood Annexation is consistent with Countywide Planning Policies.**
- **Proposed Fairwood Annexation is consistent with Boundary Review Board objectives.**
- **The City of Renton is prepared to provide urban services to the area.**

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